

Selsdon Goods Yard Croydon



Available To Let on a Short Term Basis Open Storage Plots – 0.68 to 1.03 acres

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Location

The site is located on Selsdon Goods Yard in South Croydon. The site runs parallel to Purley Way which links Beddington to the M23/M25 intersection. Within the site, neighbouring tenants include Buildbase and Mact Scaffolding.

The City of London and West End are within 10.6 miles of the site with the M25 accessible within a 25 minute drive. The nearest train station is South Croydon on the Southern Railway.

Description

Both plots are largely level and fully hard surfaced secured via palisade fencing and manual gates. Both sites are fully serviced with power and water. While the plots are currently split into two separate plots, there is potential to lease both plots as one. Ancillary warehouse / portacabin accommodation is available on both sites and occupiers will be required to take the accommodation in its current state.

Specification

- Secure gated plots
- Perimeter palisade fencing
- Level plots throughout
- Part concrete and part hardcore surfaces
- Power and water services available and in situ
- Ancillary warehouse/workshop space
- WC facilities
- Well managed estate
- Unrestricted hours of use

Connectivity

South Croydon Station	0.7 miles
Croydon Centre	1.4 miles
Beddington	1.7 miles
A23	2 miles
M23 / M25 Intersection	8 miles
City of London	10.6 miles
West End	10.6 miles

Terms

The yards are available to let on a new lease from the landlord for a term up to 12 months. A rolling mutual break option will be required past a 12 month term.



Site Four

Available Plots

Plot	sq ft	Acre
Site 2	40,477	0.93
Site 3	29,610	0.68
Site 4	44, 816	1.03
Total	74,426	1.71

Rates

Rates are applicable on the site. For all rates related enquiries please contact the London Borough of Croydon.

VAT

VAT will be charged on quoting terms.

Service Charge

To be confirmed

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Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



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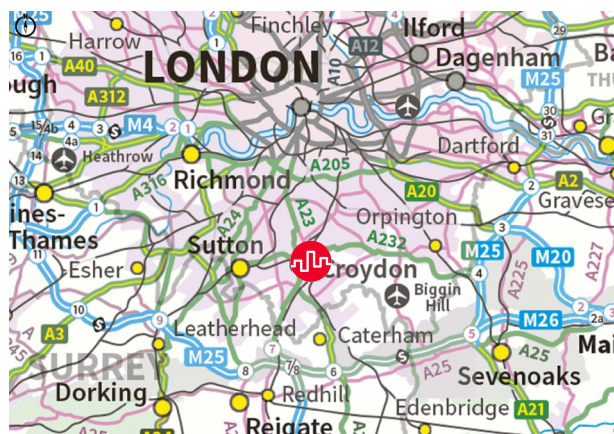
Site Plan

Not to scale, indicative only



Location Plan

Not to scale, indicative only



Description - Site Two

Description - Site Two	sq ft
Land	37,915
Workshop	2,562
Total	40,477

Description - Site Three

Description - Site Three	sq ft
Land	27,476
Workshop	2,152
Total	29,610

Description - Site Four

Description - Site Four	sq ft
Land	41,940
Workshop	2,928
Total	44,868

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

Rob Watts

T 020 7747 0152
E rob.watts@levyrealestate.co.uk

Henry Newland

T 0207 747 0116
E henry.newland@levyrealestate.co.uk

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Site Images



Site Four



Site Two



Site Three



Site Two

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